

LOT 3 IN OR 2164/786 &
PT OF LOT 4 IN OR 2151/1479
OAKLEAF PB 6/324

BOHANAN PRESTON L/BOHANAN DEBORAH F EST
29065 YELLOW OAK CT
HILLIARD, FL 32046

2025

41-4N-23-1512-0004-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	0	0 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	05	Quality Level 05			
DOR CODE	5000	IMPROVED AG			
MAP NUM		MKT AREA			09
NEIGHBORHOOD/LOC	9005.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,200	100	2014	2,200	346,072
FGR	513	55	2014	282	44,360
FOP	152	30	2014	46	7,236
FOP	264	30	2014	79	12,427
TOTALS	3,129			2,607	410,095

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,607	128.8320	170.06	443,346	2014	2014	0	0	0	7.50	92.50

1 SNGL FAM - 100% - 2018

Heated Area: 2200

HX Base Yr 2018

The floor plan diagram illustrates a building layout with various rooms and their dimensions. The main area is labeled 'BAS 2014' (2,200 sq ft). There are three smaller areas labeled 'FOP 2014' (152 sq ft) and 'FGR 2014' (513 sq ft). The total area is 2,607 sq ft. The diagram also shows a 'Heated Area' of 2,200 sq ft and a 'HX Base Yr' of 2018.

Dimensions and Area Calculations:

- Basement (BAS 2014): 40' x 33' = 1,320 sq ft
- FOP 2014 (Top Left): 33' x 8' = 264 sq ft
- FOP 2014 (Bottom Left): 19' x 8' = 152 sq ft
- FGR 2014 (Bottom Right): 19' x 23' = 437 sq ft
- Other areas: 12' x 5' = 60 sq ft, 19' x 30' = 570 sq ft, 4' x 2' = 8 sq ft, 7' x 2' = 14 sq ft, 8' x 2' = 16 sq ft, 4' x 2' = 8 sq ft, 11' x 19' = 209 sq ft, 2' x 23' = 46 sq ft, 2' x 19' = 38 sq ft, 2' x 2' = 4 sq ft.

BLD DATE		LGL DATE	
YE DATE		LAND DATE	05/21/2025